

## EDMOND PLANNING COMMISSION MEETING

Tuesday, March 16, 2010

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, March 16, 2010, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Mark Hoose and Lydia Lee. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the February 2, 2010 and March 2, 2010 Planning Commission minutes.**

Motion by Hoose, seconded by Moore, to approve the February 2, 2010 minutes as written. **Motion carried** by a vote of 4-1 as follows:

AYES: Members: Hoose, Moore, Cartwright and Chairperson Moyer

ABSTAIN/NAYS: Members: Lee

Motion by Lee, seconded by Cartwright, to approve the March 2, 2010 minutes as written. **Motion carried** by a vote of 3-2 as follows:

AYES: Members: Lee, Cartwright and Chairperson Moyer

ABSTAIN/NAYS: Members: Hoose and Moore

The next item on the agenda was **Case #SP100003 Public Hearing and Consideration of Site Plan approval for seventeen office buildings located on the north side of Thirty Third Street, one half mile east of Boulevard. (Ron Harmon)**

### Planning Department:

1. Existing zoning – “D-O” Suburban Office
2. Setbacks – The plat of this addition identifies a front building line along Thirty Third Street, allowing a setback of 33 feet adjacent to Thirty Third once the 70 foot right-of-way was provided for. The side setback on the east and west sides of the property is 10 feet. The north setback is 35 feet or more. The property to the north is developed as the Fisher Hall Addition which is unplatted, the property to the east is also unplatted and the property to the west is the Prairie Meadows Addition. The access in the looped driveway is private, serving all 17 buildings.
3. Height of buildings – The roofs have a 12/12 pitch and the structures are approximately 28 feet in height. There are no windows on the north or west elevations of the property.
4. Parking – There are 175 parking spaces required and 174 provided. The average building size is 2,578 square feet. 17 buildings are planned for an estimate of 43,826 square feet.

5. Lot size – The property contains 4.60 acres (200,803 square feet).
6. Lighting Plan – A lighting plan has been provided, indicating 8 pole lights which are 14 feet in height. The lights are decorative so they will not be down directed but the buildings will block the view from the residential areas. There will be wall packs or other decorative lights on the buildings.
7. Signage – There will be an entry sign 6 feet tall, 42 square feet.
8. General architectural appearance – The structures will have a residential look with brick and stone veneer. There will be brick on all four sides of the building. A door is required on the back of each building. The roof will be composition materials on the 12/12 pitch.
9. Sensitive borders – In the “D-O” District there is not a sensitive border setback standard. Lights are setback over 50 feet from residential property lines. A sight proof fence will be required around the exterior. The dumpster enclosures are located at the front of the property, along Thirty Third, over 50 feet from any residential property.
10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.
11. Fencing/screening – A 5-6 foot fence will be constructed on the north, west and east sides of the property.
12. Driveways– One drive approach is planned on Thirty Third Street in alignment with the Georgetowne entrance. This location does not interfere with the existing telephone equipment cabinet at the entry. There will be no access to Thirty First Street to the northwest into the Prairie Meadows Addition or to Paddock Lane in the Fisher Hills Addition to the north.
13. Title 21 water and sanitary sewer plans – City water is located on Thirty Third Street and the water line will be connected on Thirty First Street and will be looped through the property. A water line will also be near Paddock Lane for a potential extension. Sanitary sewer is located adjacent to the property and there will be further extensions to serve buildings in the center and east side of the parcel.
14. Street paving and access management – Thirty Third Street is already four lanes and the access management requirements have already been met. The Engineering Department indicates a traffic study is not required based on the adopted Transportation Study.
15. Fire Prevention and Building Department – Additional fire hydrants will be added on the water line and the common driveway serves as a fire lane. Ron Harmon has agreed to fire sprinkle each building in this project.

16. Landscape Plan:

Landscaping - <u>Lot area = 200,803 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot = 20,080 sf	62,646 sf landscaping/lawn area
Plant units required = 1,606 PU	2,084 plant units
Evergreen required = 642 PU	1,117 plant units
Requirements in front = 803 PU	1,455 plant units
= 10,040 sf	18,068 sf

Some landscaping materials may be planted in utility easements where approved but are not included in the required plant units.

17. Refuse facilities – The dumpster location will be on the front of the property using a brick veneer screening wall. The opening will face north into the looped driveway.

18. Electric – Edmond Electric will serve this location.

Ron Harmon requested approval. He indicated he had an agreement with Mr. Henry Mogilka, the property owner to the north regarding fencing and other improvements. He mentioned previously there had been a belief that there was an encroachment between the two properties. Mr. Mogilka spoke indicating it would be desirable if the locust trees could be preserved in the northern part of the property. Mr. Harmon indicated that with the drainage improvements required, that would not be possible. In addition, the trees have reached their maturity and have been damaged by ice and other conditions and are not in good condition. Commissioner Moore asked Mr. Harmon if there was any action he thought he could take to save trees. Mr. Harmon indicated it was not possible based on the utilities, grading and drainage improvements. He indicated Mr. Boyce, the property owner, was in attendance. He indicated the trees had been planted over 40 years ago, many of which are right on the property line, which will need to be used for public utilities. The lot was originally developed with a septic tank and water well and the trees needed to be located away from those private utilities. Mr. Mogilka asked that photographs be taken of the property before the grading begins. Commissioner Lee asked about the lights on the back of the building. Mr. Harmon indicated there will be 60 watt bulbs used in light fixtures; wall packs would not be needed. Diana Losh asked about construction traffic from Paddock Lane during construction. Staff indicated that would be discouraged, although there may be some work requiring access on Paddock Lane for the utilities or concrete work. She indicated she thought the height of the wall of the building should be no more than the fence line or that the fence should be made taller. She indicated that in January 2001 she had water in her vents and in one of her bedrooms. She asked that the fence be constructed as soon as possible. She also asked what the daytime working hours were. It was indicated the working hours would be from sunrise to sunset and work on the weekends was acceptable.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion carried** by a vote of 4-1 as follows:

AYES: Members: Cartwright, Hoose, Lee and Chairperson Moyer

NAYS: Members: Moore

There was no New Business.

Motion by Moore, seconded by Cartwright, to adjourn. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moore, Cartwright, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 5:55 p.m.

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Bill Moyer, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission